



MORTGAGE

BOOK 1547 PAGE 639

THIS MORTGAGE is made this 10 day of July 19 81, between the Mortgagor, Bobby L. Long and Gloria Long (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven thousand, four hundred, fifty eight and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1986

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

All that certain piece, parcel or lot of land, located in the county of Greenville, State Of South Carolina, and being known as Lot 169 of Chesterfield Estates, Section I according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at Page 51, and being more particularly described according to a plat entitled "Property of Tommy R. Feagin and Andrea F. Feagin" by R. E. Blackmore, R.L. S., said plat being dated February 6, 1976.

This is the same property conveyed to the grantor's herin by deed of Westminster Company, dated February 9, 1976, and Recorded in the R.M. C. Office for Greenville County in Deed Book 1031 at Page 437.

This Conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and right-of-way, if any, affecting the above described property.

As part of the consideration for this conveyance the Grantee hereby assumes and agrees to pay the balance owed on that mortgage given by the Grantor's herein to North Carolina National Bank, said mortgage being recorded in R.E. M. Book 1359, at Page 908 for Greenville County, said mortgage being assigned to Lomas and Nettleton Company On April 7, 1978, and recorded in R.E. M. Book 1428, at Page 348 for Greenville County.

This is the same property conveyed by Deed Of Tommy R. Feagin And Andrea Feagin, dated 3-14-81 recorded 3-17-81 in volume 1144 page 452 of the R.M.C. Office for Greenville County.

which has the address of 19 Piedmont Golf Course Rd. Piedmont SC 29673 (Street) (City) (State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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